
From: [REDACTED]
Sent: Tuesday, 30 June 2026 3:19 PM
To: TPC Enquiry
Subject: Kangaroo Bay Hotel Major Project
Attachments: Response to Proposed Kangaroo Bay Development.docx

Good afternoon,
I would like to make a written representation in relation to this project.

I have attached a Word version of my concerns for consideration.

Thanks
John Stevens
he/him

RESPONSE TO PROPOSED KANGAROO BAY DEVELOPMENT

I have several concerns relating to the parking issues associated with this proposed development. These can be summarised as follows;

- The parking studies presented in Section 2.7 of Appendix 4 were based on a Tuesday and Sunday in August 2025. The issue is how do we know these specific times of the day represent daily peak parking demand?
- The parking studies presented in Section 2.7 of Appendix 4 were based on a Tuesday and Sunday in August 2025. The issue is how do we know these specific days of the week represent weekly peak parking demand?
- The parking studies presented in Section 2.7 of Appendix 4 were based on a Tuesday and Sunday in August 2025. The issue is how do we know these specific Months of the year are representative of the rest of the year and how does it relate to annual peak parking demand?
- The report also indicates there is available time restricted on-street parking in the Kangaroo Bay precinct. I believe the intention of these spaces were for public recreational usage associated with the recreational spaces of the Kangaroo Bay Oval and Playpark. To suggest that a business can usurp these public spaces for their benefit is not in the best interests of the public in general.
- Similarly, the report suggests that spaces within a separate business (Eastlands) are an option for users of this business.
- I can find no mention of the provision of parking for staff (both permanent and casual) of this business on the site, although the document mentions the provision of on-site parking. The question is what is the employee/visitor/accommodation user mix of these spaces? And what effect this mix has in peak usage times?
- Finally, within the section devoted to parking there is no mention of what happens during the construction phase of the project. I realise this may not be a consideration in the planning proposal stage but surely it should be considered as it will have major impacts on local and city-wide amenity. It maybe that this issue is covered elsewhere but surely it should be referenced and dealt with in the section relating to parking?

The construction of the Hotel will take place over many years during which time there will need to be site infrastructure such as storage sheds, lunchrooms, toilets, site huts etc either on-site or adjacent to the site. As well as builders will need somewhere to park during the workday and tradespeople access to the site with their vehicles. The Figure 19 at the end of Section 2.7 of Appendix 4 indicated there is nowhere for such construction phase infrastructure, traffic and parking. The logical consequences of this are possibly two-fold. Firstly, the overflow parking area shown off Kangaroo Bay Drive may be used but that has consequences for other uses within the overall precinct. Secondly, that the

surrounding streets with unrestricted parking are unavailable for additional overflow parking as they are effectively already fully utilised by ferry passengers during working hours.